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Attorneys for Choates G. Contracting, LLC, Chapter 11 Debtor-in-Possession

Order Filed on November 2, 2022

by Clerk

U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY**

IN RE:

Case No.: 21-13085-ABA


Choates G. Contracting, LLC

Chapter No.: 11

**ORDER CONFIRMING DEBTOR IS NOT SUBJECT TO PAYMENT OF NEW JERSEY REALTY
TRANSFER TAX UNDER NJSA 46:15-7**

The relief set forth on the following pages, numbered two (2) through two (2) is
hereby **ORDERED**.

DATED: November 2, 2022



Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

This matter having come before the Court upon the motion of Choates G.

Contracting, LLC, Debtor, for confirmation that the New Jersey Real Estate Transfer Tax is not applicable to the sale of 122 Danton Lane, Mullica Hill, New Jersey, and for good cause shown:

IT IS HEREBY ORDERED AND DECREED AS FOLLOW:

1. Pursuant to 11 U.S.C. §11146(a), the Debtor's transfer of 122 Danton Lane, Mullica Hill, New Jersey is not subject to taxation under N.J.S.A. 46:15-7 et. seq.
2. The Debtor has the rights and powers of a "trustee in bankruptcy" and accordingly, is entitled to claim the complete exemption available to trustees in bankruptcy pursuant to N.J.S.A. 46:15-10(g).
3. In the event that the Debtor has closed on the sale of 122 Danton Lane Mullica Hill, New Jersey, the Debtor may present this Order to the State of New Jersey, Division of Taxation and be entitled to a refund of the realty transfer tax/fee paid, with such amounts to be refunded within thirty (30) days of service of this Order.

In re:
Choates G. Contracting, LLC
Debtor

Case No. 21-13085-ABA
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Nov 02, 2022

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 04, 2022:

Recip ID	Recipient Name and Address
db	+ Choates G. Contracting, LLC, 122 Danton Lane, Mullica Hill, NJ 08062-4733
aty	+ Bradley K. Sclar, Five Greentree Centre, Suite 104, 525 Route 73 North, Marlton, NJ 08053-3422
aty	+ McDowell Law PC, 46 West Main Street, Maple Shade, NJ 08052-2432

TOTAL: 3

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 04, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 2, 2022 at the address(es) listed below:

Name	Email Address
Brad V Shuttleworth	on behalf of Unknown Role Type Turn-Key Management Corp. brad@shuttleworth-law.com
Daniel L Reinganum	on behalf of Plaintiff Choates G. Contracting LLC DanielR@McDowellLegal.com, tcuccuini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamis on@mcdowelllegal.com;cgetz@mcdowelllegal.com;reinganumdr62202@notify.bestcase.com
Daniel L Reinganum	on behalf of Debtor Choates G. Contracting LLC DanielR@McDowellLegal.com, tcuccuini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamis on@mcdowelllegal.com;cgetz@mcdowelllegal.com;reinganumdr62202@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor MidFirst Bank dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com

District/off: 0312-1

User: admin

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Date Rcvd: Nov 02, 2022

Form ID: pdf903

Total Noticed: 3

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U.S. Trustee

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TOTAL: 16